SASKATOON EMPLOYMENT TRENDS

EMPLOYMENT *Profile*

2013 Edition

City of Saskatoon
Planning & Development

Report Highlights

The Employment Profile presents employment statistics and trends in relation to the population, commuter flows, business activity and scale, industry sectors and geographic distribution across the City.

- In 2011, total employment in Saskatoon was estimated to be 117,210, which is an 11% increase since 2006.
- Total labour import (those who are employed within the City but who reside elsewhere) has increased by 4,315 workers or by 35% between 2006 and 2011.
- The neighbourhoods that experienced the highest level of employment growth, from 2006 to 2011, were University Heights at 39%, the Central Business District at 22% and the North West Industrial Area at 21%.
- In 2011, 69% of all licensed businesses had fewer than 10 employees.
- The construction sector experienced a 99% increase in employees from 2006 to 2011.
- The retail trade sector has the greatest number of employees at 17,385.
- 39% of all home based business employees are associated with the construction sector, followed by the business and building support sector at 20%

The information presented in this report has been compiled by the City of Saskatoon, Planning and Development Division, Business License Program. For clarity and ease of comparison, figures in this report have been rounded.

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Definitions

COMMERCIAL SPACE	Any space where a licensed business, institutional agency or other such organization may operate, excluding residential locations.
GROSS LEASABLE FLOOR AREA	The amount of space within a building used by the business operation.
INSTITUTIONAL AGENCY	An organization that is not required to obtain a City of Saskatoon commercial business license, but occupies commercial, industrial or institutional space within the city. Examples of institutional agencies include provincial and federal government agencies, Saskatoon Health Region facilities, educational facilities, urban reserve properties, charitable and non-profit groups.
LABOUR FORCE	The population 15 years and older who are defined as either employed or unemployed. The employed are persons having a job or business, whereas the unemployed are without work, are available for work and are actively seeking work (Statistics Canada 2009).
LICENSED BUSINESS	A business located within Saskatoon city limits holding a valid City of Saskatoon business license. In accordance with Business License Bylaw 8075, all businesses operating from a physical location within Saskatoon require a City of Saskatoon business license. This applies to all for-profit commercial, industrial and home based businesses in a permanent or fixed location.
NORTH AMERICAN INDUSTRY CLASSIFICATION (NAICS)	A comprehensive system of categorizing businesses by type which was developed by the statistical agencies of Canada, the United States and Mexico to provide a common statistical framework and reporting standard to facilitate the comparative analysis of the three economies (Statistics Canada 2007a).
TOTAL EMPLOYMENT	The daily net inflow of labour plus those who reported employment in Saskatoon at a usual place or worked at home. This total does not include those who reported no fixed workplace address as their employment location cannot be confirmed and may be located outside Saskatoon.

Census Comparison

Total Employment and Labour Force Activity

In 2011, total employment reported to the City of Saskatoon's Business License Program was 118,041. This figure is based on data gathered from 5,785 licensed commercial businesses and 792 institutional agencies.

TABLE 1: TOTAL EMPLOYMENT, CENSUS POPULATION AND LABOUR FORCE ACTIVITY, 2006 – 2011

	2006		2011
EMPLOYMENT (BASED ON BUSINESS LICENSE DATA)	100,965		118,041
*TOTAL EMPLOYMENT	105,410	▲ 11%	117,210
TOTAL POPULATION	202,340	▲ 10%	222,189
PARTICIPATING LABOUR FORCE	114,025		129,225
EMPLOYED LABOUR FORCE	107,705		121,830
UNEMPLOYED LABOUR FORCE	6,320		7,395
EMPLOYMENT RATIO	0.52		0.53
	Employment Ratio is Total Employment divided by the Total Population. A 0.53 Ratio indicates 53 local jobs per 100 residents.		
NET LABOUR IMPORT	7,900		10,095
	The daily net inflow of labour (defined as Labour Import less Labour Export) increased by 2,195 workers from 2006 to 2011.		

Note: Some of the 2006 figures shown above do not reflect those reported in the 2006 Employment Profile. These figures were adjusted to correlate to an alternate method of calculating Total Employment in this report.

* Total Employment is the daily net inflow of labour plus those who reported employment in Saskatoon at a usual place or worked at home. This total does not include those who reported no fixed workplace address as their employment location cannot be confirmed and may be located outside Saskatoon.

SOURCE: Statistics Canada, 2006 Census; Statistics Canada, 2011 Census; City of Saskatoon, Business License Program

Census Comparison

Place of Work Status

According to Census data, 95,480 Saskatoon residents travel to a regular workplace within Saskatoon. This figure does not include those who work at home. In addition, 14,490 employees have no fixed workplace address, which is typical of workers in the construction industry. This figure increased 46% from 2006 to 2011 which correlates to the 53% increase in licensed business growth in the Construction Industry.

TABLE 2: SASKATOON RESIDENTS, PLACE OF WORK STATUS, 2006 – 2011

	2006	2011
WORKED AT USUAL PLACE	92, 235	102,130
WORKED IN MUNICIPALITY OF RESIDENCE	86,615	95,480
WORKED IN A DIFFERENT MUNICIPALITY WITHIN THE SAME CENSUS DIVISION OF RESIDENCE	2,295	2,655
WORKED IN A DIFFERENT CENSUS DIVISION	2,405	2,715
WORKED IN A DIFFERENT PROVINCE	920	785
WORKED OUTSIDE CANADA	300	220
NO FIXED WORKPLACE ADDRESS	9,895	14,490
WORKED AT HOME	5,275	4,990

This figure represents data collected by Stats Canada and does not correlate to the City of Saskatoon's data for Home Based Business employment. The City's Home Based Business data includes many of those who reported No Fixed Workplace Address to Stats Canada.

SOURCE: Statistics Canada, 2006 Census; Statistics Canada, 2011 Census

Census Comparison

Mode of Transportation

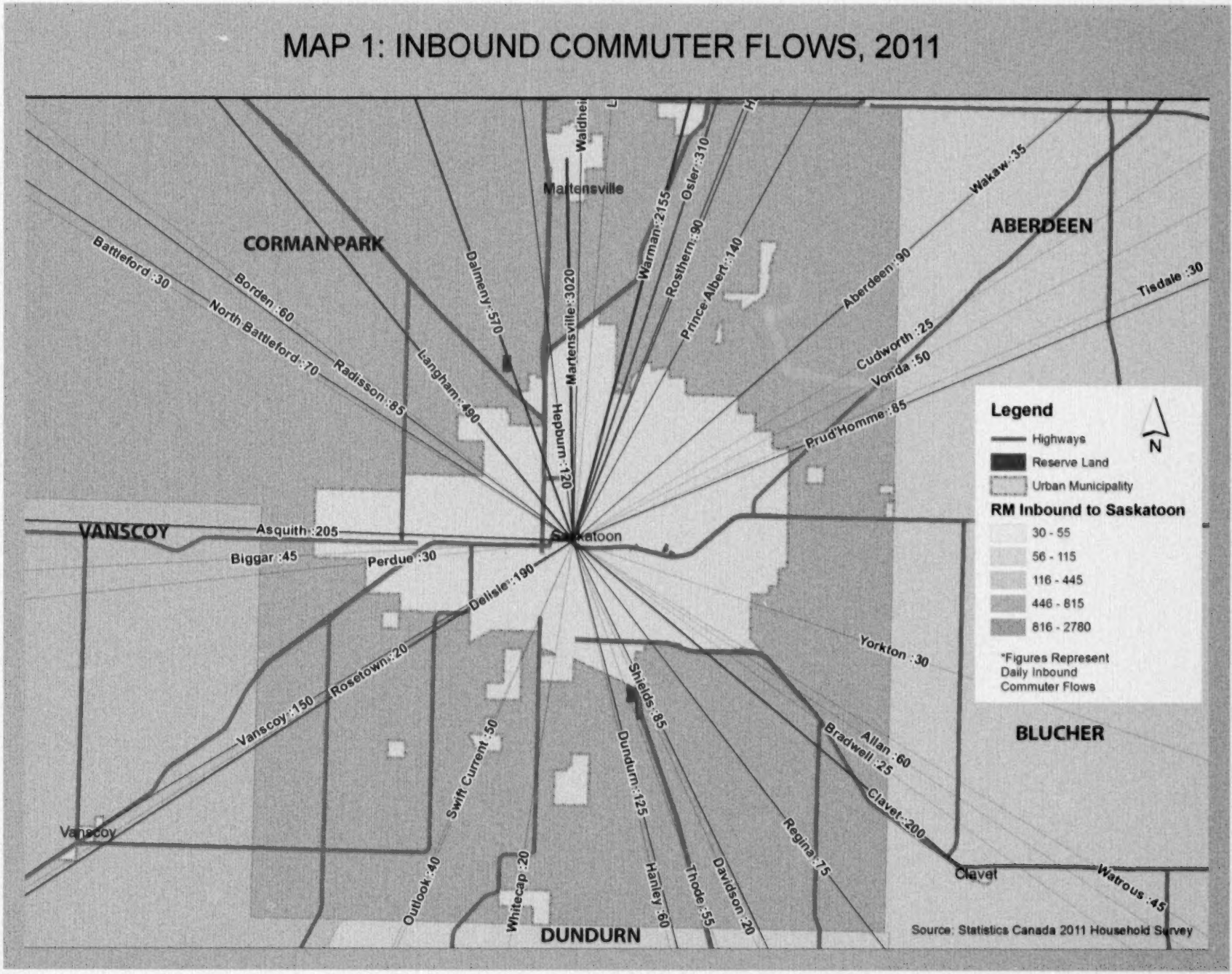
The Total Employed Labour Force that travel to a usual place of work or have no fixed workplace address increased by 14% since 2006. Of these employees, the large majority (85%) either travel to work by car, truck or van as either a driver or a passenger.

TABLE 3: MODE OF TRANSPORTATION TO WORK, 2006–2011

	2006		2011
TOTAL EMPLOYED LABOUR FORCE WITH A USUAL PLACE OF WORK OR NO FIXED WORKPLACE ADDRESS	102,130	▲ 14%	116,620
BY CAR, TRUCK, VAN AS A DRIVER TO WORK	79,120 77%	▲ 2% PERCENT OF TOTAL EMPLOYED LABOUR FORCE	92,665 79%
BY CAR, TRUCK, VAN AS A PASSENGER TO WORK	7,895 8%	▼ 2% PERCENT OF TOTAL EMPLOYED LABOUR FORCE	7,055 6%
WALKED OR BICYCLED	9,210 9%	▼ 1% PERCENT OF TOTAL EMPLOYED LABOUR FORCE	8,760 8%
BY PUBLIC TRANSIT	4,300 4%	▲ 1% PERCENT OF TOTAL EMPLOYED LABOUR FORCE	5,915 5%
OTHER MODES	1,600 2%	N/C PERCENT OF TOTAL EMPLOYED LABOUR FORCE	2,225 2%

SOURCE: Statistics Canada, 2006 Census, Statistics Canada, 2011 Census

MAP 1: INBOUND COMMUTER FLOWS, 2011



Census Comparison

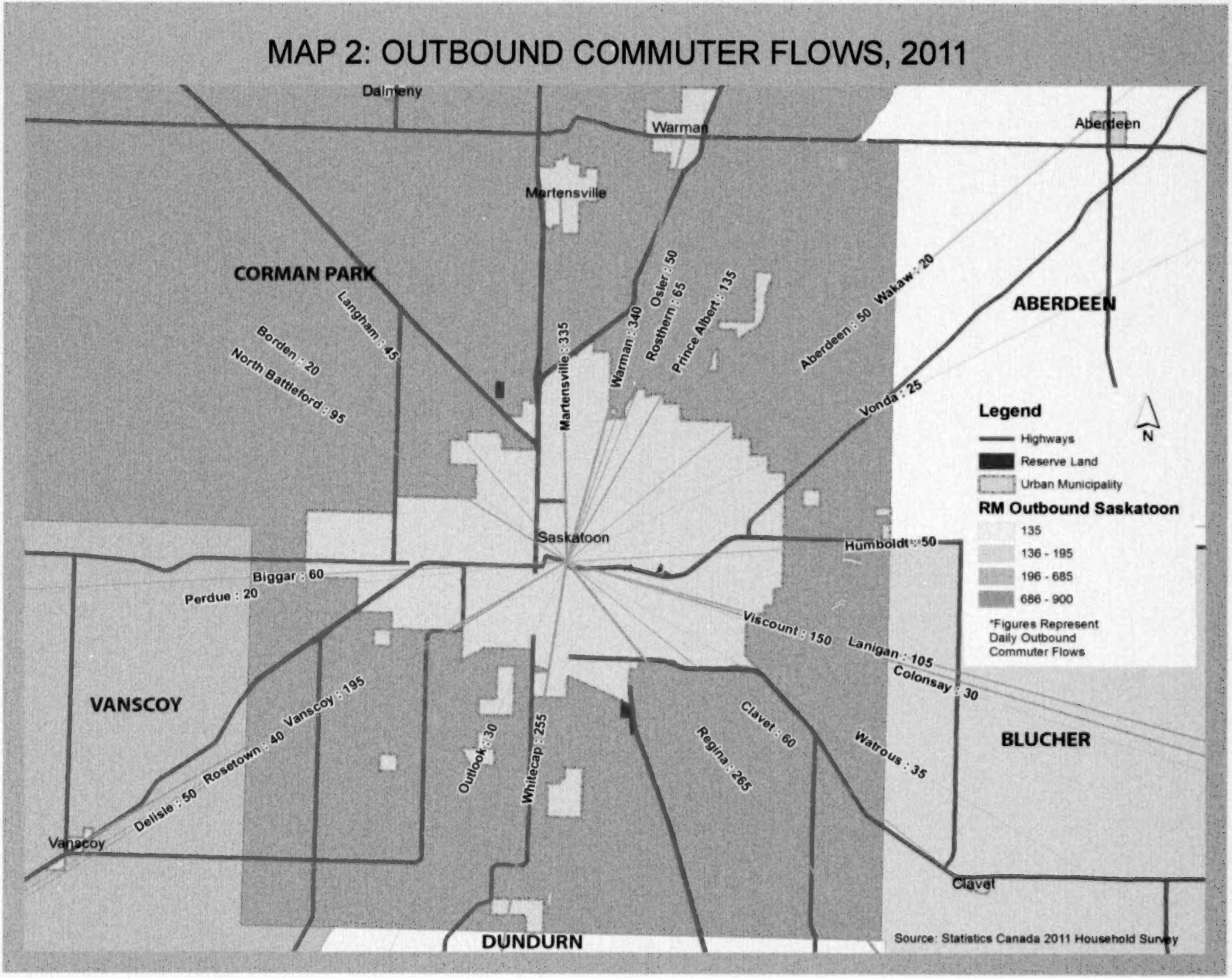
Inbound Commuters

The 2011 Census states that, in that year, a total of 16,740 workers commuted to Saskatoon from outside of the City for employment. This is an increase of 4,315 workers, or 35%, since 2006. The neighbouring communities of Martensville and Warman make up 45% of the total Labour Import.

TABLE 4: INBOUND COMMUTER FLOWS, 2006–2011

LOCATION	2006 INBOUND COMMUTERS		2011 INBOUND COMMUTERS
MARTENSVILLE, CITY	1,870	▲ 61%	3,020
CORMAN PARK, RM	2,970	▼ 7%	2,785
WARMAN, CITY	1,400	▲ 54%	2,155
VANSCOY, RM	845		NO DATA
BLUCHER, RM	485	▼ 9%	440
ABERDEEN, RM	210	▲ 79%	375
OSLER, TOWN	235	▲ 32%	310
CLAVET, VILLAGE	75	▲ 173%	205
ASQUITH, TOWN	140	▲ 32%	200
DELISLE, TOWN	235	▼ 19%	190
VANSCOY, VILLAGE	65	▲ 131%	150
PRINCE ALBERT, CITY	190	▼ 26%	140
HEPBURN, VILLAGE	90	▲ 19%	125
ABERDEEN, TOWN	130	▼ 27%	95

SOURCE: Statistics Canada, 2006 Census; Statistics Canada, 2011 Census


MAP 2: OUTBOUND COMMUTER FLOWS, 2011
Dalmeny
Warman
Aberdeen
Martensville
CORMAN PARK
ABERDEEN
Langham : 45
Borden : 20
North Battleford : 95
Martensville : 335
Warman : 340
Osler : 50
Rosthern : 65
Prince Albert : 135
Aberdeen : 50
Wakaw : 20
Vonda : 25
Saskatoon
Humboldt : 50
Biggar : 60
Perdue : 20
Viscount : 150
Lanigan : 105
Colonsay : 30
VANSCOY
Vanscoy : 195
Rosetown : 40
Delisle : 50
Outlook : 30
Whitecap : 255
Regina : 265
Clavet : 60
Watrous : 35
BLUCHER
Vanscoy
Clavet
DUNDURN
Legend
Highways
Reserve Land
Urban Municipality
RM Outbound Saskatoon
135
136 - 195
196 - 685
686 - 900
*Figures Represent Daily Outbound Commuter Flows
N
Source: Statistics Canada 2011 Household Survey

Census Comparison

Outbound Commuters

The City of Saskatoon's Labour Export reached 6,645 workers in 2011, an increase of 2,120 workers or 47% since 2006. The Rural Municipalities of Corman Park and Vanscoy received 30% of the City of Saskatoon's total Labour Export.

TABLE 5: OUTBOUND COMMUTER FLOWS, 2006–2011

LOCATION	2006 OUTBOUND COMMUTERS		2011 OUTBOUND COMMUTERS
CORMAN PARK, RM	665	▲ 35%	900
VANSCOY, RM	475	▲ 44%	685
WARMAN, CITY	210	▲ 60%	335
MARTENSVILLE, CITY	445	▼ 26%	330
REGINA, CITY	225	▲ 16%	260
WHITECAP, RESERVE	25	▲ 920%	255
BLUCHER, RM	70	▲ 178%	195
VANSCOY, VILLAGE	305	▼ 38%	190
WOOD BUFFALO, S.M.	90	▲ 67%	150
PRINCE ALBERT, CITY	95	▲ 42%	135
DUNDURN, RM	115	▲ 13%	130
CALGARY, CITY	140	▼ 14%	120
NORTH BATTLEFORD, CY	75	▲ 27%	95
LA RONGE, TOWN	30	▲ 133%	70

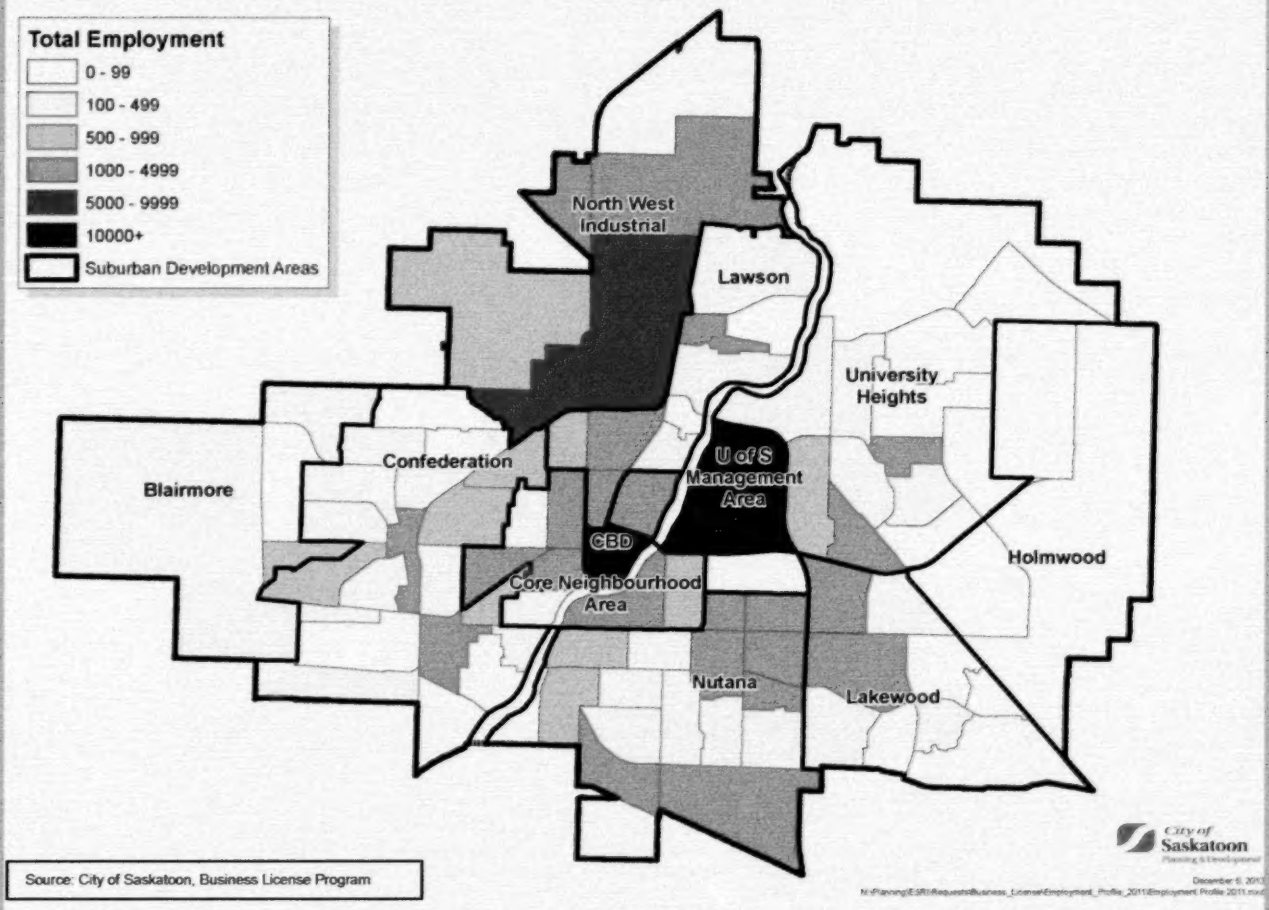
SOURCE: Statistics Canada, 2006 Census; Statistics Canada, 2011 Census

Employment Density

Distribution of Total Neighbourhood Employment by Neighbourhood Boundary

Long range planning in Saskatoon is organized within the context of nine suburban development areas. In order to provide a clearer understanding of business and employment characteristics, the two neighbourhoods with the greatest employment are considered independently from the suburban development area in which they are located. These two neighbourhoods are the Central Business District (located in the Core Neighbourhood Area) and the U of S Management Area (located in University Heights). See Appendix A: Suburban Development Areas

MAP 3: DISTRIBUTION OF TOTAL EMPLOYMENT IN 2011



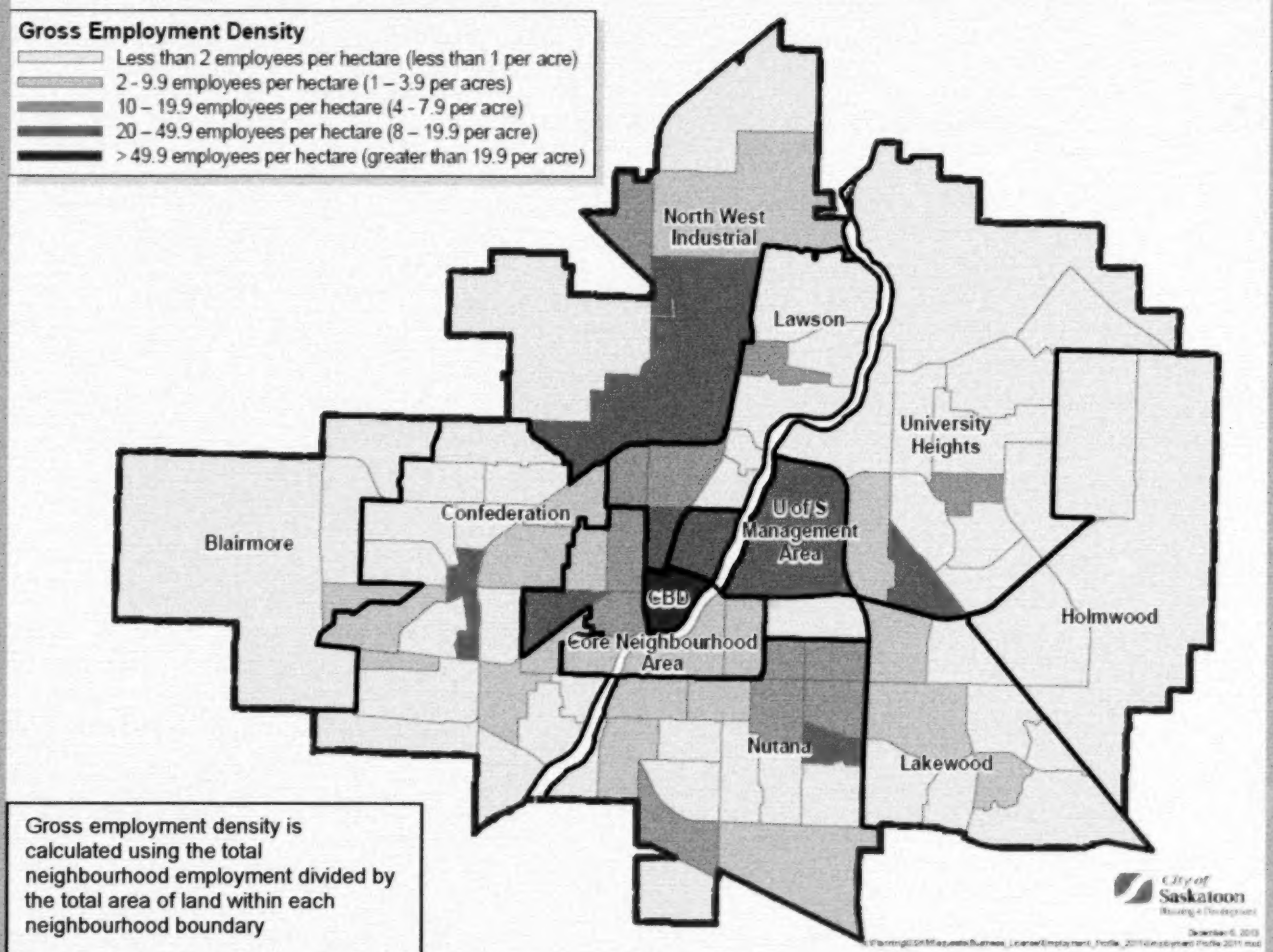
Source: City of Saskatoon, Business License Program

Employment Density

Gross Distribution of Employment by Neighbourhood Boundary

Gross employment density is calculated using the total employment of each neighbourhood divided by the total area of land within each neighbourhood boundary. Neighbourhoods with the highest gross employment density are the Central Business District with 169 employees per hectare, followed by U of S Management Area with 33 and City Park with 32.

MAP 4: GROSS EMPLOYMENT DENSITY IN 2011


Gross Employment Density
Less than 2 employees per hectare (less than 1 per acre)
2 - 9.9 employees per hectare (1 – 3.9 per acres)
10 – 19.9 employees per hectare (4 - 7.9 per acre)
20 – 49.9 employees per hectare (8 – 19.9 per acre)
> 49.9 employees per hectare (greater than 19.9 per acre)
North West Industrial
Lawson
University Heights
Confederation
Blairmore
U of S Management Area
CBD
Core Neighbourhood Area
Holmwood
Nutana
Lakewood
City of Saskatoon

Gross employment density is calculated using the total neighbourhood employment divided by the total area of land within each neighbourhood boundary

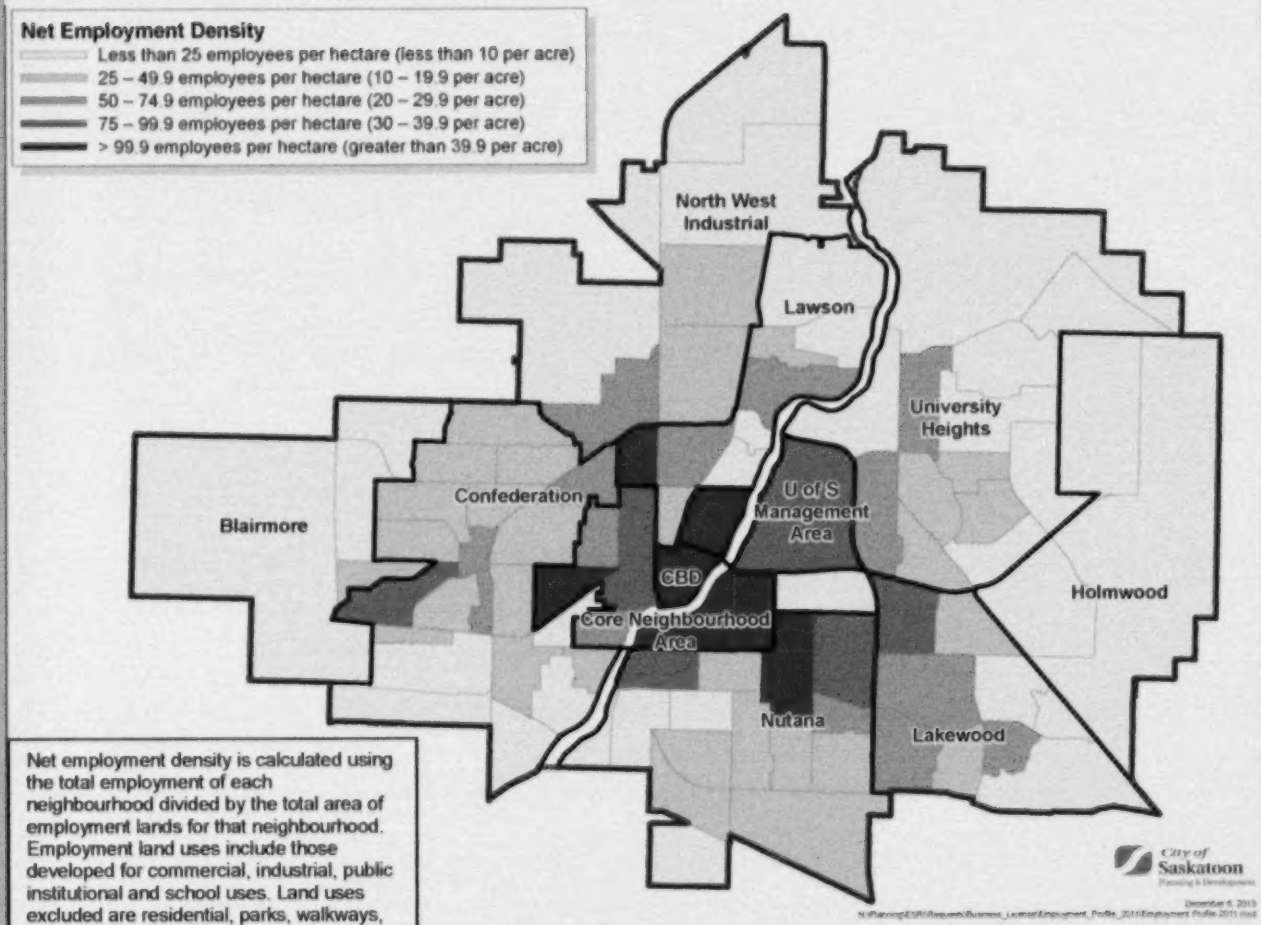
Source: City of Saskatoon, Business License Program

Employment Density

Net Distribution of Employment by Neighbourhood Boundary

Net employment density is calculated using the total employment of each neighbourhood divided by the total area of employment lands for that neighbourhood. Net area includes only lands developed for commercial, industrial, public institutional and educational uses. Residential uses, parks, walkways, roadways, buffer strips, utility stations, cemeteries, golf courses, churches and undeveloped commercial properties are excluded. Neighbourhoods with the highest net employment density are Central Business District with 465 employees per hectare, followed by Pleasant Hill with 320 and Nutana with 173.

MAP 5: NET EMPLOYMENT DENSITY IN 2011


Net Employment Density
Less than 25 employees per hectare (less than 10 per acre)
25 – 49.9 employees per hectare (10 – 19.9 per acre)
50 – 74.9 employees per hectare (20 – 29.9 per acre)
75 – 99.9 employees per hectare (30 – 39.9 per acre)
> 99.9 employees per hectare (greater than 39.9 per acre)
North West Industrial
Lawson
University Heights
Confederation
U of S Management Area
Blairmore
CBD
Core Neighbourhood Area
Holmwood
Nutana
Lakewood
City of Saskatoon

Net employment density is calculated using the total employment of each neighbourhood divided by the total area of employment lands for that neighbourhood. Employment land uses include those developed for commercial, industrial, public institutional and school uses. Land uses excluded are residential, parks, walkways, roadways, buffer strips, utility stations, cemeteries, golf courses, churches and undeveloped commercial property.

Source: City of Saskatoon, Business License Program

Business & Employment

Commercial Business and Employment Totals

In 2011, there were 6,577 businesses operating in Saskatoon. This includes all licensed commercial businesses and institutional agencies operating in institutional, commercial, industrial and specialized zoning districts. Data was collected from 5,785 licensed commercial businesses and 792 institutional agencies. Suburban development areas with the highest proportion of licensed businesses and institutional agencies are North West Industrial with 24% of the total number of businesses in Saskatoon, followed by Central Business District with 19% and Core Neighbourhood Area with 11%.

TABLE 6: BUSINESSES & EMPLOYMENT TOTALS BY SUBURBAN DEVELOPMENT AREA, 2006-2011

SUBURBAN DEVELOPMENT AREA	TOTAL BUSINESSES 2006	2011	%CHANGE	TOTAL EMPLOYMENT 2006	2011	%CHANGE
NORTH WEST INDUSTRIAL	1,705	1,845	▲ 8%	23,795	28,696	▲ 21%
*CENTRAL BUSINESS DISTRICT	1,130	1,068	▼ 5%	16,495	20,137	▲ 22%
CORE NEIGHBOURHOOD AREA	895	978	▲ 9%	11,795	12,865	▲ 9%
NUTANA	645	777	▲ 20%	11,230	13,550	▲ 21%
LAWSON	510	545	▲ 7%	6,705	7,690	▲ 15%
CONFEDERATION	390	413	▲ 6%	8,770	7,664	▼ 13%
UNIVERSITY HEIGHTS	325	411	▲ 26%	4,160	5,797	▲ 39%
LAKEWOOD	300	327	▲ 9%	3,915	4,437	▲ 13%
*U OF S MANAGEMENT AREA	165	187	▲ 13%	14,100	16,363	▲ 16%
BLAIRMORE	0	25	0	0	842	0
HOLMWOOD	0	1	0	0	0	0
TOTAL	**6,065**	**6,577**		**100,965**	**118,041**	

*NOTE: For a better understanding of business and employment characteristics, the two neighbourhoods with the greatest employment (Central Business District and U of S Management Area) have been assessed independently of the suburban development area within which they are located (Core Neighbourhood Area and University Heights). See Appendix A: Suburban Development Areas

SOURCE: City of Saskatoon, Business License Program, 2006-2011

Business & Employment

Home Based Business

In 2011, there were 3,829 home based businesses operating in Saskatoon, representing a 74% increase since 2006. Suburban development areas with the highest proportion of licensed home based business employment are Confederation with 22%, followed by Nutana with 19%, Lakewood with 18% and University Heights with 17%.

TABLE 7: HOME BASED BUSINESSES & EMPLOYMENT TOTALS BY S.D.A IN 2011

SUBURBAN DEVELOPMENT AREA	# OF HOME BASED BUSINESSES IN 2011	% OF ALL HOME BASED BUSINESSES IN 2011	# OF HOME BASED EMPLOYEES IN 2011	% OF ALL HOME BASED EMPLOYEES IN 2011
CONFEDERATION	798	21%	1,556	22%
NUTANA	784	20%	1,309	19%
LAKEWOOD	634	17%	1,225	18%
UNIVERSITY HEIGHTS	615	16%	1,156	17%
LAWSON	532	14%	930	13%
CORE NEIGHBOURHOOD AREA	428	11%	733	11%
CENTRAL BUSINESS DISTRICT	32	1%	58	0%
BLAIRMORE	4	0%	8	0%
HOLMWOOD	1	0%	3	0%
U OF S MANAGEMENT AREA	1	0%	1	0%
NORTH WEST INDUSTRIAL	0	0%	0	0%
TOTAL	3,829		6,979	

*NOTE: For a better understanding of business and employment characteristics, the two neighbourhoods with the greatest employment (Central Business District and U of S Management Area) have been assessed independently of the suburban development area within which they are located (Core Neighbourhood Area and University Heights). See Appendix A: Suburban Development Areas

SOURCE: City of Saskatoon, Business License Program, 2011

Business & Employment

Commercial Businesses by Employee Numbers

Saskatoon's business community is primarily made up of small business: 45% of all businesses have less than five employees, while another 24% have between five and nine employees. There are 39 businesses that have 300 or more employees. Of these 39 businesses, 26% are located in the Core Neighbourhood Area, 23% are within the Central Business District and 18% are within the North West Industrial area.

FIGURE 1: NUMBER OF BUSINESSES BY EMPLOYMENT RANGE IN 2011

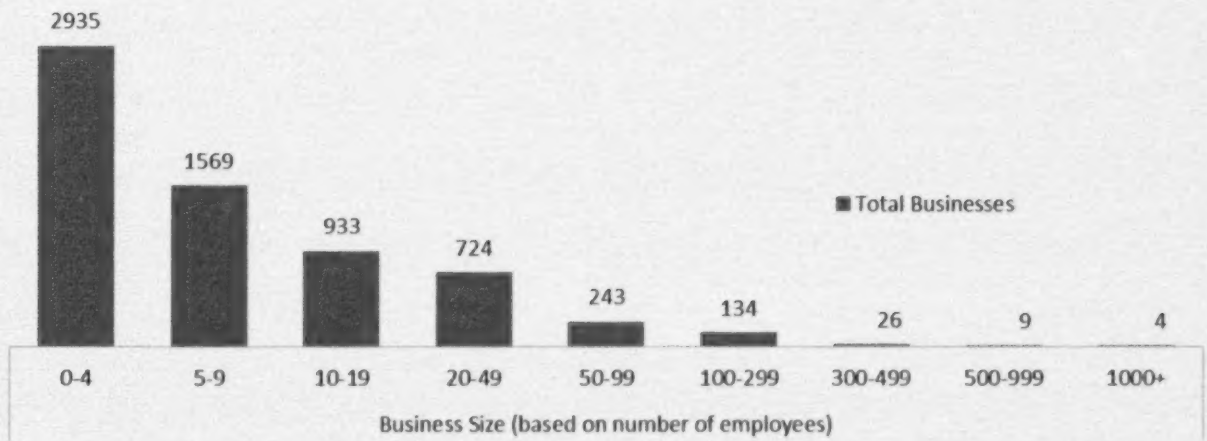
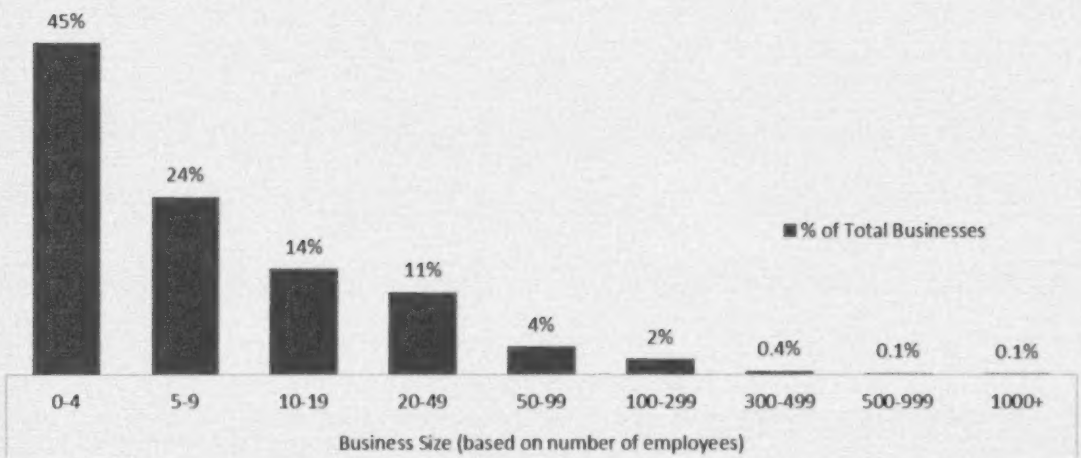


FIGURE 2: PERCENTAGE OF BUSINESSES BY EMPLOYMENT RANGE IN 2011



SOURCE: City of Saskatoon, Business License Program, 2011

Business & Employment

Commercial Employment by Industry Sector

Commercial and Institutional businesses can be divided into two major sectors: goods-producing and services-producing. Saskatoon's economy is primarily made up of businesses in the services producing sector, with Retail Trade and Other Services sectors accounting for 34% of all businesses. However, these two sectors account for only 20% of all employment. Industry sectors providing the highest proportion of employment are Retail Trade, Educational Services, and Health Care and Social Assistance making up 39% of the total employment.

TABLE 8: BUSINESSES & EMPLOYMENT BY INDUSTRY SECTOR, 2006-2011

INDUSTRY SECTOR	2006 TOTAL # OF BUSINESSES		2011 TOTAL # OF BUSINESSES	2006 TOTAL EMPLOYEES		2011 TOTAL EMPLOYEES
GOODS-PRODUCING SECTOR						
MANUFACTURING	380	▼ 3%	368	10,145	▼ 12%	9,074
CONSTRUCTION	275	▲ 53%	420	2,740	▲ 99%	5,452
MINING, OIL AND GAS	20	▲ 70%	34	685	▲ 80%	1,236
UTILITIES	3	NC	3	225	▲ 19%	268
AGRICULTURE, FORESTRY & FISHING	10	▲ 20%	12	95	▲ 6%	101
SUB TOTAL, GOODS PRODUCING	688	▲ 22%	837	13,890	▲ 16%	16,131
SERVICES – PRODUCING SECTOR						
RETAIL TRADE	1,260	▲ 4%	1,313	14,690	▲ 18%	17,385
EDUCATIONAL SERVICES	195	▲ 12%	218	12,600	▲ 8%	13,611
HEALTH CARE & SOCIAL ASSISTANCE	405	▲ 11%	448	11,975	▲ 22%	14,650
ACCOMODATION & FOOD SERVICES	530	▲ 11%	590	9,870	▲ 17%	11,507
PUBLIC ADMINISTRATION	200	▼ 4%	192	8,535	▲ 20%	10,280
PROF., SCIENTIFIC & TECH. SERVICES	470	▲ 14%	537	5,035	▲ 37%	6,905
OTHER SERVICES	870	▲ 7%	929	4,795	▲ 24%	5,969
FINANCE, INSURANCE & REAL ESTATE	440	NC	439	4,655	▲ 12%	5,214
WHOLESALE TRADE	450	▲ 10%	493	4,475	▲ 13%	5,037
TRANSPORTATION & WAREHOUSING	180	▲ 2%	184	3,755	▲ 19%	4,450
INFORMATION, CULTURE & REC.	210	▲ 8%	226	3,700	▲ 19%	4,407
BUSINESS & BUILDING SUPPORT	165	▲ 12%	185	2,895	▼ 16%	2,495
SUB TOTAL, SERVICES-PRODUCING	5,375	▲ 7%	5,754	87,070	▲ 17%	101,910
TOTAL	6,063	▲ 9%	6,591	100,960	▲ 17%	118,041

SOURCE: City of Saskatoon, Business License Program, 2011

Business & Employment

Home Based Employment by Industry Sector

The home based business sector continues to experience strong growth and outpaces the commercial sector. The Construction industry makes up 33% of the total number of home based businesses and even a greater percentage of the total employment within the home based business sector at 39%. The next three leading sectors (Business & Building Support, Professional, Scientific and Technical Services and Other Services) combined make up 40% of the total home based business employment.

TABLE 9: HOME BASED BUSINESSES & EMPLOYMENT BY INDUSTRY SECTOR IN 2011

INDUSTRY SECTOR	TOTAL # OF HOME BASED BUSINESSES IN 2011	% OF ALL HOME BASED BUSINESSES IN 2011	TOTAL EMPLOYEES IN 2011	% OF TOTAL EMPLOYEES IN 2011
GOODS-PRODUCING SECTOR				
CONSTRUCTION	1,249	33%	2,712	39%
MANUFACTURING	91	2%	134	2%
MINING, OIL AND GAS	3	0%	4	0%
AGRICULTURE, FORESTRY & FISHING	3	0%	3	0%
UTILITIES	1	0%	2	0%
SUB-TOTAL, GOODS PRODUCING	1,347		2,855	
SERVICES – PRODUCING SECTOR				
BUSINESS & BUILDING SUPPORT	512	13%	1,397	20%
PROF., SCIENTIFIC & TECH. SERVICES	707	19%	889	13%
OTHER SERVICES	435	11%	485	7%
INFORMATION, CULTURE & REC.	161	4%	261	4%
HEALTH CARE & SOCIAL ASSISTANCE	104	3%	214	3%
EDUCATIONAL SERVICES	140	4%	185	3%
WHOLESALE TRADE	126	3%	178	3%
TRANSPORTATION & WAREHOUSING	92	2%	169	2%
RETAIL TRADE	118	3%	165	2%
FINANCE, INSURANCE & REAL ESTATE	66	2%	94	1%
ACCOMODATION & FOOD SERVICES	21	1%	87	1%
SERVICES	0	0%	0	0%
SUB-TOTAL, SERVICES-PRODUCING	2,482		4,124	
TOTAL	3,829		6,979	

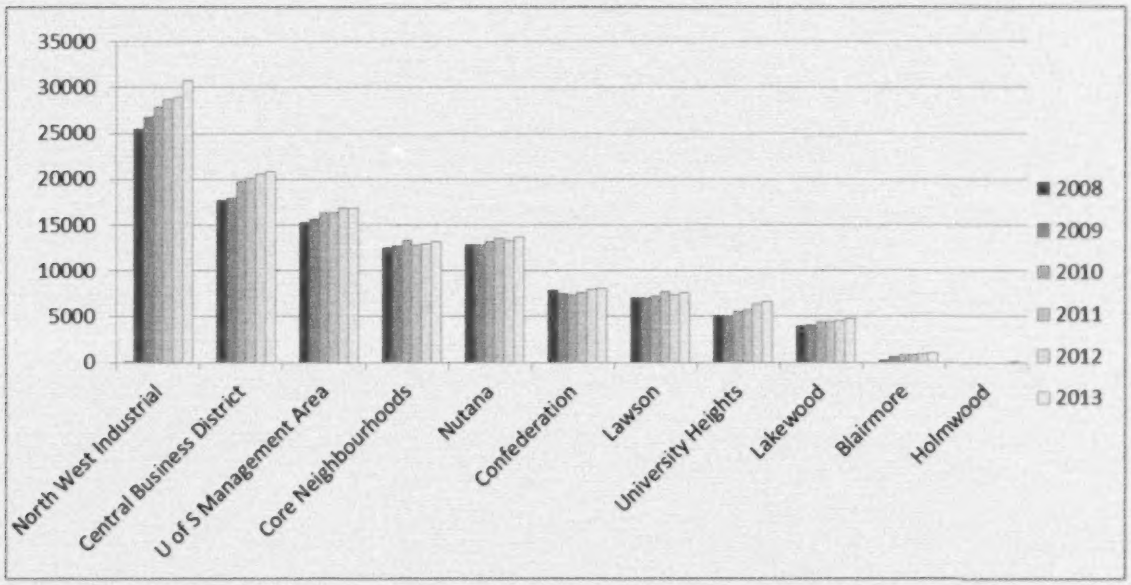
SOURCE: City of Saskatoon, Business License Program, 2011

Business & Employment

Growth Trends

All suburban development areas have experienced employment growth since 2008, ranging from 3% in Confederation to 31% in University Heights. The North Industrial suburban development area has the largest proportion of Saskatoon's total employment. Since 2008, this area has experienced an average annual employment growth rate in employment of 4%.

FIGURE 3: EMPLOYMENT BY SUBURBAN DEVELOPMENT AREA, 2008- 2013



TOP FIVE EMPLOYMENT GROWTH AREAS:	2008 TOTAL EMPLOYEES		2013 TOTAL EMPLOYEES
UNIVERSITY HEIGHTS	5,055	▲ 31%	6,624
NORTH WEST INDUSTRIAL	25,441	▲ 21%	30,798
LAKEWOOD	3,976	▲ 20%	4,777
CENTRAL BUSINESS DISTRICT	17,669	▲ 18%	20,877
U OF S MANAGEMENT AREA	15,255	▲ 11%	16,872

*NOTE: For a better understanding of business and employment characteristics, the two neighbourhoods with the greatest employment (Central Business District and U of S Management Area) have been assessed independently of the suburban development area within which they are located (Core Neighbourhood Area and University Heights). See Appendix A: Suburban Development Areas

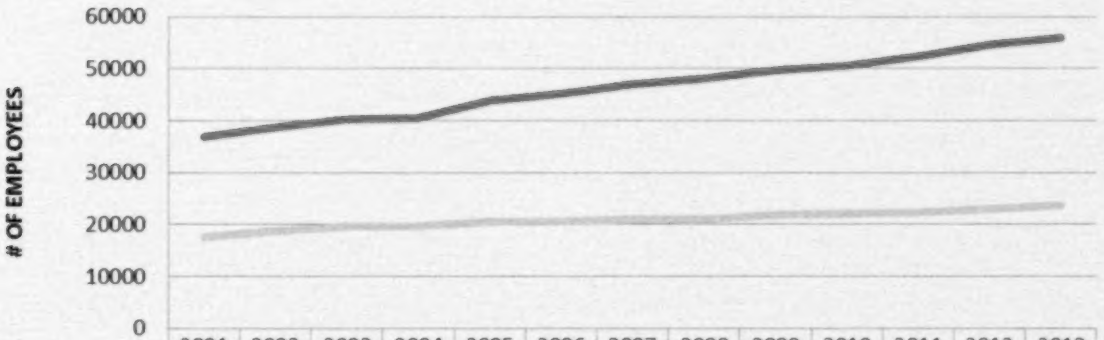
SOURCE: City of Saskatoon, Business License Program, 2008-2013

Business & Employment

Growth Trends

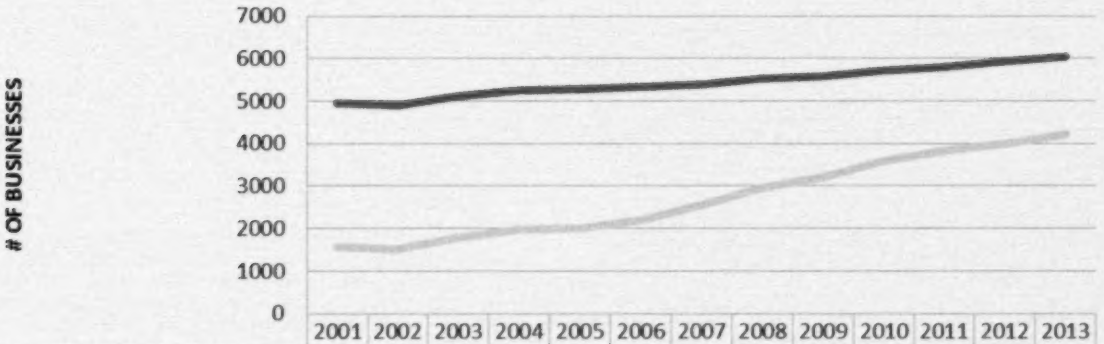
Employment rates continue to show a steady increase. Since 2001, part time employment has remained relatively stable while full time employment has increased steadily. As identified in Figure 5, home based business growth continues to outpace commercial growth. Home based businesses comprised 41% of total licensed businesses by the end of 2013.

FIGURE 4: EMPLOYMENT OF LICENSED COMMERCIAL BUSINESSES, 2001- 2013



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Full Time	36858	38560	40269	40523	43770	45201	46923	47960	49650	50470	52335	54575	55,939
Part Time	17651	18650	19661	19702	20528	20458	21061	21021	21789	22129	22321	22991	23,737

FIGURE 5: TOTAL NUMBER OF LICENSED BUSINESSES, 2001-2013



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Commercial Businesses	4949	4899	5112	5240	5276	5325	5385	5506	5582	5717	5803	5934	6031
Home Based Businesses	1580	1522	1778	1991	2015	2205	2554	2949	3213	3574	3822	4006	4222

*NOTE: Figures 4 and 5 do not include data for Institutional uses as this data was not available prior to 2006.

SOURCE: City of Saskatoon, Business License Program, 2001-2013

Conclusion

Business and employment opportunities in Saskatoon continue to grow with the overall economy and population. The 2013 edition of the Employment Profile has identified that the City's expansive regional service area continues to support a strong and growing services-producing sector. Within the services-producing sector, businesses classified as Professional / Scientific / Technical industries showed the greatest level of growth between 2006 and 2011 at 37%.

Small businesses continue to make a significant contribution to the economy as commercial businesses having fewer than 10 employees make up 69% of all licensed businesses in the City. This thriving entrepreneurial business community is also reflected in the growing number of licensed home based businesses. From 2006 to 2011 the number of home based businesses increased from 2,205 to 3,829.

Construction businesses act as the foundation of home based business development, as 33% of all home based businesses report involvement in this industry. Commercial employment numbers in the Construction sector also remain high, comprising 5% of total employment in 2011 and nearly doubling since 2006.

The downtown core continues to play a significant role in providing business and employment opportunities. While the total number of businesses in the downtown decreased by 5%, a 22% increase in total employment reflects a transition from smaller to larger scale businesses in the Central Business District.

As the City plans for a population of half a million, the goal is to guide development in order to achieve a balanced distribution of employment areas that are well designed and accessible by all modes of transportation. In order to meet this goal it is imperative that the City, developers and the business community have a clear understanding of statistics and trends in employment, commuter flows, business activity, and distribution of employment across industry sectors and our neighbourhoods. This perspective on employment ensures the City remains economically competitive and continues on a path of providing appropriate employment opportunities and closer live / work relationships through policy and future development

APPENDIX A: SUBURBAN DEVELOPMENT AREAS